



Alexander Hudson Estates

Sales Particulars

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Pedlars Close, Holystone, NE27

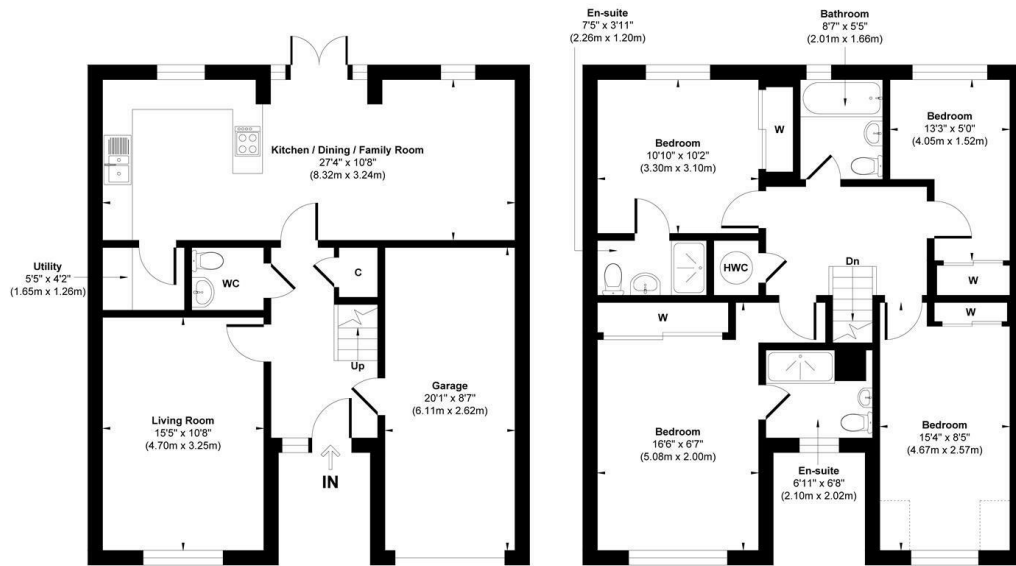


The Property

Alexander Hudson Estates are pleased to introduce to market this four-bedroom detached family home located within the increasingly popular area of Holystone, NE27.

The property offers modern, well proportioned accommodation, finished to a lovely standard, which briefly comprises; Entrance Hall including stairs to first floor and access to the ground floor cloakroom/wc. To the front, a bright and spacious living room filled with natural light. The Kitchen is well appointed and fitted with contemporary grey units and includes integrated appliances. The Family area offers a versatile additional reception space and enjoys lovely natural light via the French doors which give access to the rear gardens. From the first floor landing there are four bedrooms, including two with ensuite shower rooms/WC, along with a family bathroom. Externally the property is approached by a driveway for off street parking leading to an integral garage. To the rear is an enclosed private gardens laid to lawn and includes a large patio area, ideal for outside entertaining.

Holystone is a highly regarded residential neighbourhood that combines modern developments with the charm of a village community. Excellent transport links via the A19 and Coast Road provide fast access to Newcastle, North Tyneside, and the coast. The area offers local shops, parks, pubs, and Silverlink Retail Park for wider shopping and leisure options. Families are drawn to Holystone for its strong community feel and well-regarded schools, including Holystone Primary, making it an appealing location for those seeking convenience, amenities, and family-friendly living.



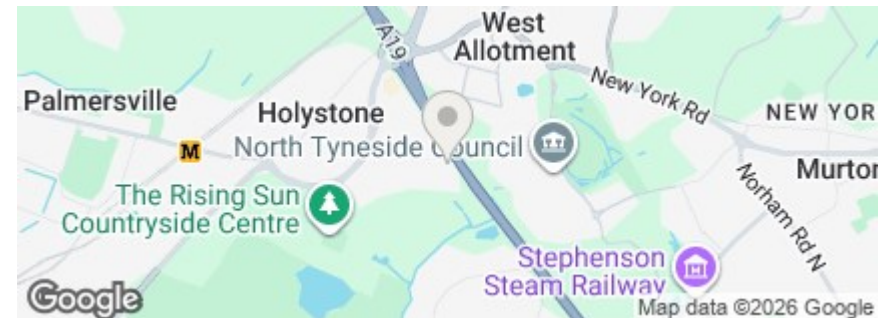
Ground Floor
Approximate Floor Area
791 sq.ft
(73.48 sq.m)

First Floor
Approximate Floor Area
791 sq.ft
(73.48 sq.m)

Approx. Gross Internal Floor Area 1582 sq. ft / 146.96 sq. m (Including Garage)

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Freehold
Council Tax: E
EPC Rating: 84





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